LOT 108
IN OR 2078/248
MARSH LAKES PB 5/159-167

MAZZELLA JOHN A & DEBORAH L/E/
98070 PINTAIL COURT
FERNANDINA BEACH, FL 32034

2023

37-2N-28-1320-0108-0000

BUILDING CHARACTERISTICS

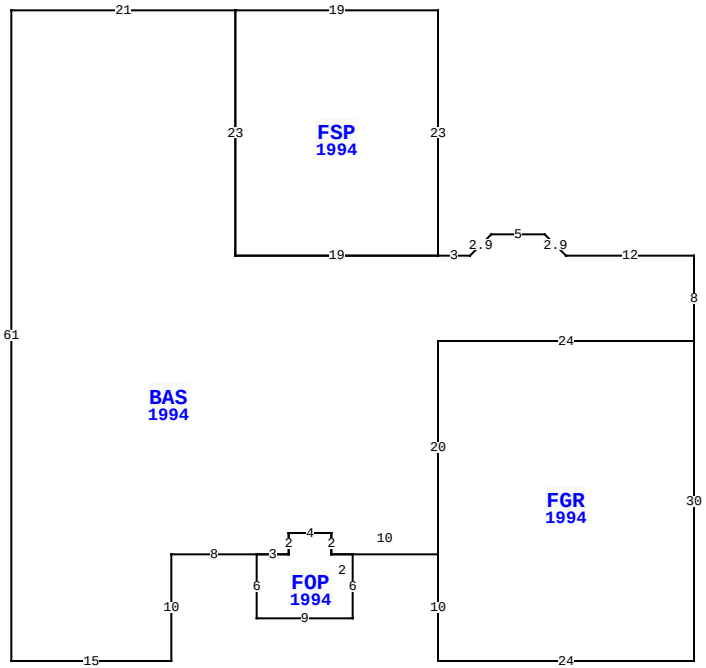
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,951	100	1,951	178,226
FGR	720	55	396	36,175
FOP	62	30	19	1,736
FSP	437	40	175	15,986
TOTALS	3,170		2,541	232,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,541	95.5584	113.48	288,353	1994	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1995 Heated Area: 1951 HX Base Yr 1995



98070 PINTAIL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		232,124
TOTAL MARKET OB/XF VALUE		6,966
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		439,090
SOH/AGL Deduction		204,803
ASSESSED VALUE		234,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,287
TOTAL JUST VALUE		439,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012887	HELICAL PILES	4,730	12/23/2020
R1213157	REPAIR/RRF	13,790	10/01/2012
B21542	FOUNDATION	3,450	06/01/2008
9400766	NEW CONSTR	109,089	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2078/0248	10/14/2016	WD	U	I	11	100
GRANTOR: MAZZELLA JOHN A & DEB						
GRANTEE: MAZZELLA FAMILY REV						
0693/0408	12/02/1993	WD	Q	V		29,500
GRANTOR: AMELIA ISLAND COMPANY						
GRANTEE: MAZZELLA JOHN & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W12 U2 L2 W5 L2 D2 W3 FSP=[YR=1994] N23 W19 S23 E19 $ W19 N23 W21 S61 E15 N10 E8 FOP=[YR=1994] S6 E9 N6 W2 N2 W4 S2 W3 $ E3 N2 E4 S2 E10 FGR=[YR=1994] S10 E24 N30 W24 S20 $ N20 E24 N8 $.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,938.00	SF	4.00	4.00	100	1994	1994	3	70	5,426	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	

LAND DESCRIPTION

TOTAL OB/XF 6,966

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 10/10/2017 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS